

DRAFT EGREMONT PLANNING BOARD MEETING MINUTES
December 15, 2021, 10:00 am

Call to order: 10:08 AM

Present via Zoom: Jared Kelly (JK), Chair, Mary McGurn (MM), Matthew Bersani (MB), Marjorie Wexler, Associate Member, Stephen Lyle, Clerk

Citizen by phone: Eileen Vining

Form A's: None

Mail: None

Minutes: Tabled till next meeting

Citizen's Time: None

Updates and discussion:

Zoning Bylaw Revision - Discussion of Citizen Steve Goodman's zoning bylaw work. He is updating the definitions and uses of the terms "structure" and "building". It is necessary to make sure the new language is neither redundant nor contradictory. PB member Matthew Bersani agreed to help Steve Goodman with sorting this out.

Junk Cars - PB Member Stephen Lyle to incorporate some of the Stockbridge language, including "dilapidated" and "automotive parts", and will consider rules addressing dumpsters and other containers.

Fences - PB Member Matthew Bersani raised fences as an important issue on which to keep moving forward. Discussion covered possible differences in regulation of town and rural settings, the governing state law, setbacks, and possible OSRP overlap. Eddie Regendahl, who was absent, is spearheading this task.

Master Plan - Discussion of consultants' presentations so far, and of managing the overlap of the PB and OSRP work.

ADU Bylaw Issue - Ned Baldwin, the Egremont Building Inspector, notified the PB that a landowner cannot build an ADU (Additional Dwelling Unit) first, followed by a primary dwelling, based on the current ADU bylaw language. PB Chair is seeking clarification from Mr. Baldwin as to the precise nature of his objection. PB believes a small home could be built first, then converted to an ADU once the larger home is built, provided small home meets ADU requirements. Chair to email the question to Town Counsel.

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PB Member Mary McGurn told of the Princeton NJ ADU bylaw, that allows sale of ADU's.

Special Permit Application Form Revision – PB to revise special permit form to highlight SP requirements (e.g., snow removal plans, landscaping plans, etc) in section 3.3 of pb's rules and regulations. PB to adjust filing fee to cover noticing costs. Jared and Mary to revise SP form. Addition of a checklist for the Town Clerk also suggested.

Next meeting set for 10 AM, Jan 5, 2022

Meeting Adjourned 11:45

Submitted by Stephen Lyle, PB Member and Clerk.